



AGENDA

DESIGN REVIEW BOARD

Friday, September 14, 2007, 11:00 a.m.

Administrative Conference Room

College Station City Hall

1101 Texas Avenue

College Station, Texas

-
1. Call to Order
 2. Consideration, discussion and possible action on Absence Requests.
 3. Consideration, discussion and possible action to approve meeting Minutes.
 - August 24, 2007
 4. Presentation, possible action, and discussion on a Concept Plan for Summit Crossing Subdivision, consisting of 105.84 acres, located at 4001 Harvey Road, and more generally located along the north side of Harvey Road, west of FM 158 and east of the Crescent Pointe Subdivision. Case #07-00500167 (JP)
 5. Presentation, possible action and discussion on waivers to sidewalk improvements and streetscaping requirements according to Section 5.6 Northgate Building Design Standards of the Unified Development Ordinance for Fitzwilly's, located at 303 University Drive in Northgate. Case #07-00500207 (CH)
 6. Adjourn.

Consultation with Attorney {Gov't Code Section 551.071; possible action.

The Design Review Board may seek advice from its attorney regarding a pending and contemplated litigation subject or attorney-client privileged information. After executive session discussion, any final action or vote taken will be in public. If litigation or attorney-client privileged information issues arise as to the posted subject matter of this Design Review Board meeting, an executive session will be held.

Notice is hereby given that a Regular Meeting of the Design Review Board of the City of College Station, Texas will be held on the Friday, September 14, 2007 at 11:00 a.m. at the City Hall Administrative Conference Room, 1101 Texas Avenue, College Station, Texas. The following subjects will be discussed, to wit: See Agenda

Posted this the ____ day of _____, 2007 at ____ p.m.

CITY OF COLLEGE STATION, TEXAS

By _____
Connie Hooks, City Secretary

I, the undersigned, do hereby certify that the above Notice of Meeting of the Design Review Board of the City of College Station, Texas, is a true and correct copy of said Notice and that I posted a true and correct copy of said notice on the bulletin board at City Hall, 1101 Texas Avenue, in College Station, Texas, and the City's website, www.cstx.gov. The Agenda and Notice are readily accessible to the general public at all times. Said Notice and Agenda were posted on _____, 2007 and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

This public notice was removed from the official posting board at the College Station City Hall on the following date and time: _____ by _____.

Dated this _____ day of _____, 2007.

CITY OF COLLEGE STATION, TEXAS

By _____

Subscribed and sworn to before me on this the ____ day of _____, 2007.

Notary Public- Brazos County, Texas

My commission expires: _____

This building is wheelchair accessible. Handicap parking spaces are available. Any request for sign interpretive service must be made 48 hours before the meeting. To make arrangements call (979) 764-3517 or (TDD) 1-800-735-2989. Agendas may be viewed on www.cstx.gov.



Minutes
Design Review Board
Friday, August 24, 2007
Administrative Conference Room
1101 Texas Avenue
11:00 AM

Board Members Present: Chairman John Nichols, Ward Wells, Hunter Goodwin, and Alan King

Board Members Absent: Nancy Sawtelle

Staff Present: Senior Planner Lindsay Boyer, Staff Planners Crissy Hartl and Jason Schubert and Staff Assistant Brittany Korthauer

Others Present: Mike Haggerty, Mr. Meineke, Philip Blackburn, Russell Hanna

AGENDA ITEM NO. 1: Call to order.

Chairman John Nichols called the meeting to order at 11:07 a.m.

AGENDA ITEM NO. 2: Consider absence request

~ Nancy Sawtelle

Ward Well motioned to approve the absence request. Alan King seconded the motion; which passed unopposed (4-0).

AGENDA ITEM NO. 3: Presentation, possible action and discussion regarding sign details for Johnny Carino's Country Italian Restaurant located at 620 Harvey Road in the Wolf Pen Creek Zoning District. Case #07-00500147 (JS)

Jason Schubert, Staff Planner, presented the item stating that the applicant was requesting to replace the existing signage for the site. He also stated that after approval by the Design Review Board, a sign permit application needs to be approved before the sign can be installed.

Alan King motioned to approve the sign request for three signs as submitted. Hunter Goodwin seconded the motion; which passed (4-0).

AGENDA ITEM NO. 4: Presentation, possible action and discussion on an appeal to the Unified Development Ordinance Section 7.6 Buffers for Paradise Scuba & Swim, located at 1705 Valley View Drive. Case #07-500155 (CH)

Crissy Hartl, Staff Planner, presented the item stating that it was for consideration of an appeal to Section 7.6.F Minimum Buffer Standards. She also stated that the applicant is proposing an alternative buffer between the subject commercial property and the multi-family development.

Hunter Goodwin motioned to accept the buffer reduction from ten feet to four feet between the nine head-in spaces and the west property line. He also motioned to accept the canopy trees and fence as proposed. Board Member Goodwin also stated that in addition to the proposed twenty-five shrubs located in front of the nine parking spaces, eight Dwarf Oleanders will also be required from the front property line to the first parking space with respect to the site triangle. Also, eight additional shrubs appropriate with the sun conditions are required from parking space nine to the fence line that extends to the dump station. It was also stated that the Board Members understand that the motion is a reduction in the required total plantings. Ward Wells seconded the motion; which passed (4-0).

AGENDA ITEM NO. 5: Adjourn

Alan King motioned for adjournment. The motion was seconded by Hunter Goodwin and passed unopposed (4-0).

Meeting adjourned at 12:00 p.m.

APPROVED:

John Nichols, Chairman

ATTEST:

Brittany Korthauer, Staff Assistant

**DESIGN REVIEW BOARD
PDD CONCEPT PLAN
STAFF REPORT**

Project Manager: Jennifer Prochazka, AICP, Sr. Planner
E-mail: jprochazka@cstx.gov

Report Date: September 4, 2007
Meeting Date: September 14, 2007

**For
SUMMIT CROSSING (CPDD) (07-00500167)**

A Concept Plan shall be required prior to any development of property zoned Planned Development District (PDD) or Planned Mixed-Use District (P-MUD).

Zoning District: PDD Planned Development District

Approved Land Uses:

- Townhomes (for the west 25 acres only)
- Duplexes on individually platted lots with garages
- Public and private parks
- Open space

Location: 4001 Harvey Road, generally located along the north side of Harvey Road, west of FM 158 and east of the Crecent Pointe Subdivision

Applicant: Jim Easterly, agent for The Summit Crossing, LLC, property owner

Item Summary: This item is for review of a Concept Plan for a 106-acre residential subdivision zoned PDD Planned Development District. The purpose of the PDD is to create a high-density residential community with amenities that provide for an enhanced quality of life.

The development is planned in seven phases and approximately 600 dwelling units are proposed. The development includes two minor collector roadways, the extension of Pamela Lane and the extension of Hicks Road. The plan also proposes four access points to Harvey Road along the approximately 3000-feet of frontage.

Parking is proposed to be provided in the rear for lots which have access to a rear alley. Lots without rear alley parking will generally have parking in the front. The PDD zoning requires that any duplex unit have a garage.

Amenities proposed by the applicant include open space and landscaped areas, and a decorative street entrance to the subdivision with a water feature along the entrance, as well as landscaping to help create a screen along Harvey Road.

The Concept Plan states that "natural sources such as stream channels, dense vegetation or wooded areas will be protected where possible," however, these areas have not yet been identified.

The Concept Plan also states that "sidewalks will be provided in accordance with City of College Station requirements." This will include sidewalks on one side of residential streets, and on both

sides of collector roadways. Cul-de-sac streets do not require sidewalks. Additional bicycle and pedestrian easements have been proposed in three locations within the first phase. No additional pedestrian or bicycle facilities have been identified on the Concept Plan.

While the Concept Plan is intended to be more conceptual in nature, staff has identified several elements of the plan that may necessitate variances in the future, including excessive block lengths, location and design of street intersections, and street off-sets.

Comprehensive Plan Considerations: This property was included as sub-area 6 in the 30/60 Study that updated the Comprehensive Plan in 2002. Sub-area 6 was described as having "rolling terrain, rising generally to the north and east. Parts of the area are wooded, with heavier concentrations of trees along drainage ways."

As a result of this study, this area was reflected as High Density Single-Family residential on the Land Use Plan to allow for clustered development and smaller lots. The wooded areas along drainage ways were intended to remain as natural amenities within the future development. The study also recommended that residential development not be oriented to Harvey Road. Instead, development in this area was recommended to be oriented inwards towards central focal points such as parks, Home Owner Associations common properties and similar facilities.

Parks and Recreation Board Recommendations: The Parks and Recreation Advisory Board accepted a land dedication of 8.8-acres of property located along Harvey Road and the planned extension of Pamela Lane.

Greenways Program Manager Comments / Recommendations: The proposed "open space / detention areas" lacks detail showing how they will be treated in a creative way and how they will be used to preserve natural features. Will they be cleared as detention areas? Will they be a feature for the area or will homes back up to them? Will they be accessible to residents?

Administrator Comments / Recommendations: The Unified Development Ordinance states that "the purpose of the Planned Development District is to promote and encourage innovative development that is sensitive to surrounding land uses and to the natural environment." Several small drainage ways lined with dense vegetation exist on site and may provide for the opportunity for natural amenities within the development. The Concept Plan does not show how these areas will be preserved or enhanced. In addition, there are several areas of dense vegetation and unusual topography that are shown for future duplex development. Staff recommends that these areas be identified for preservation or enhancement. In addition, staff has not identified any amenities for this development beyond minimum City requirements. The approved land uses include private parks and open spaces, yet very little have been included on the Concept Plan.

Review Criteria:

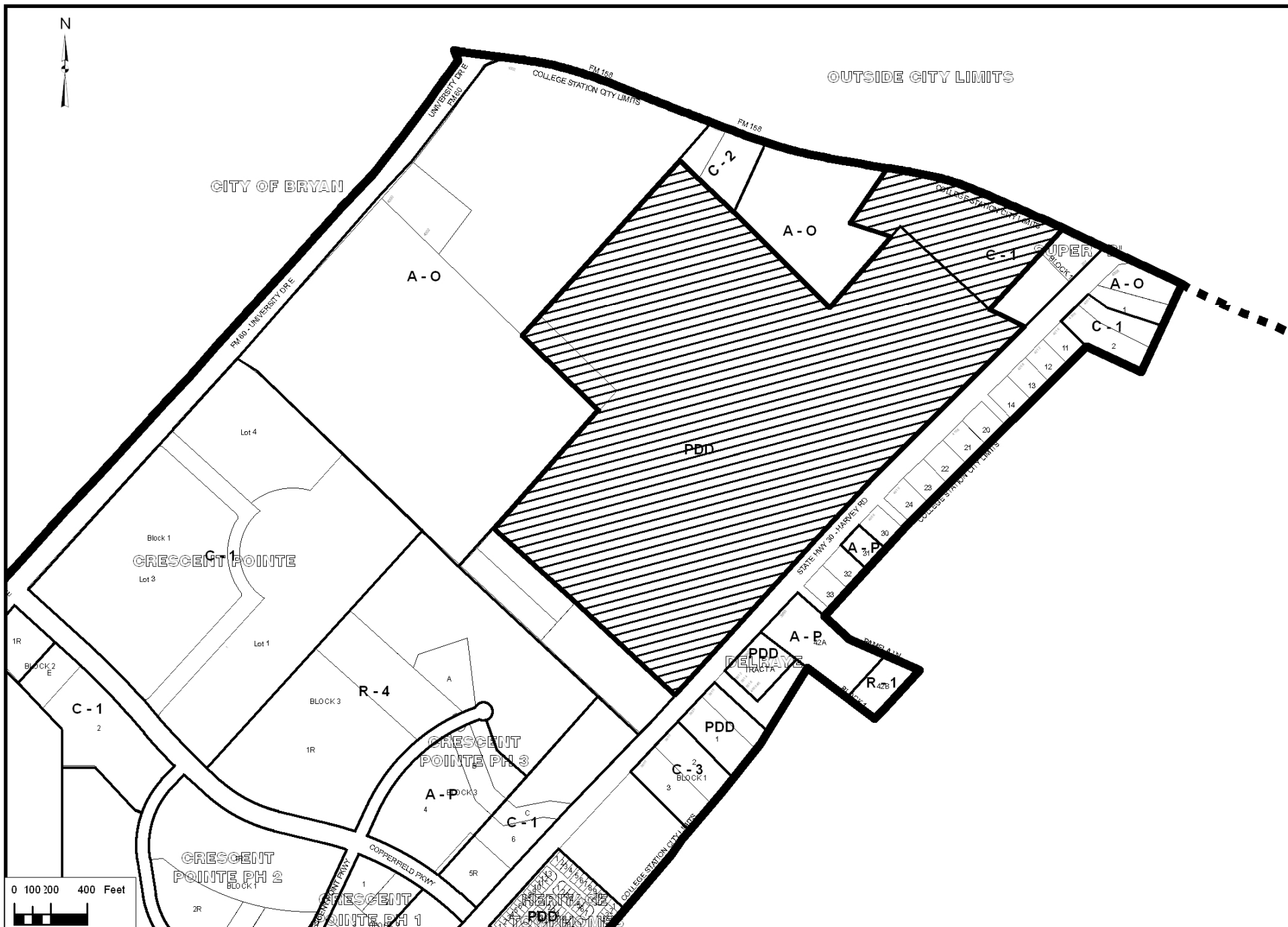
1. The proposal will constitute an environment of sustained stability and will be in harmony with the character of the surrounding area;
2. The proposal is in conformity with the policies, goals, and objectives of the Comprehensive Plan, and any subsequently adopted Plans, and will be consistent with the intent and purpose of this Section;
3. The proposal is compatible with existing or permitted uses on abutting sites and will not adversely affect adjacent development;

4. Every dwelling unit need not front on a public street but shall have access to a public street directly or via a court, walkway, public area, or area owned by a homeowners association;
5. The development includes provision of adequate public improvements, including, but not limited to, parks, schools, and other public facilities;
6. The development will not be detrimental to the public health, safety, welfare, or materially injurious to properties or improvements in the vicinity; and
7. The development will not adversely affect the safety and convenience of vehicular, bicycle, or pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed use and other uses reasonably anticipated in the area considering existing zoning and land uses in the area.

Minimum Requirements: Unless otherwise indicated in the approved Concept Plan, the minimum requirements for this development shall be those stated in the Unified Development Ordinance for duplex (R-2) and townhome (R-3) development.

Attachments:

1. Small Area Map and Aerial
2. Application
3. Concept Plan (included in packet)



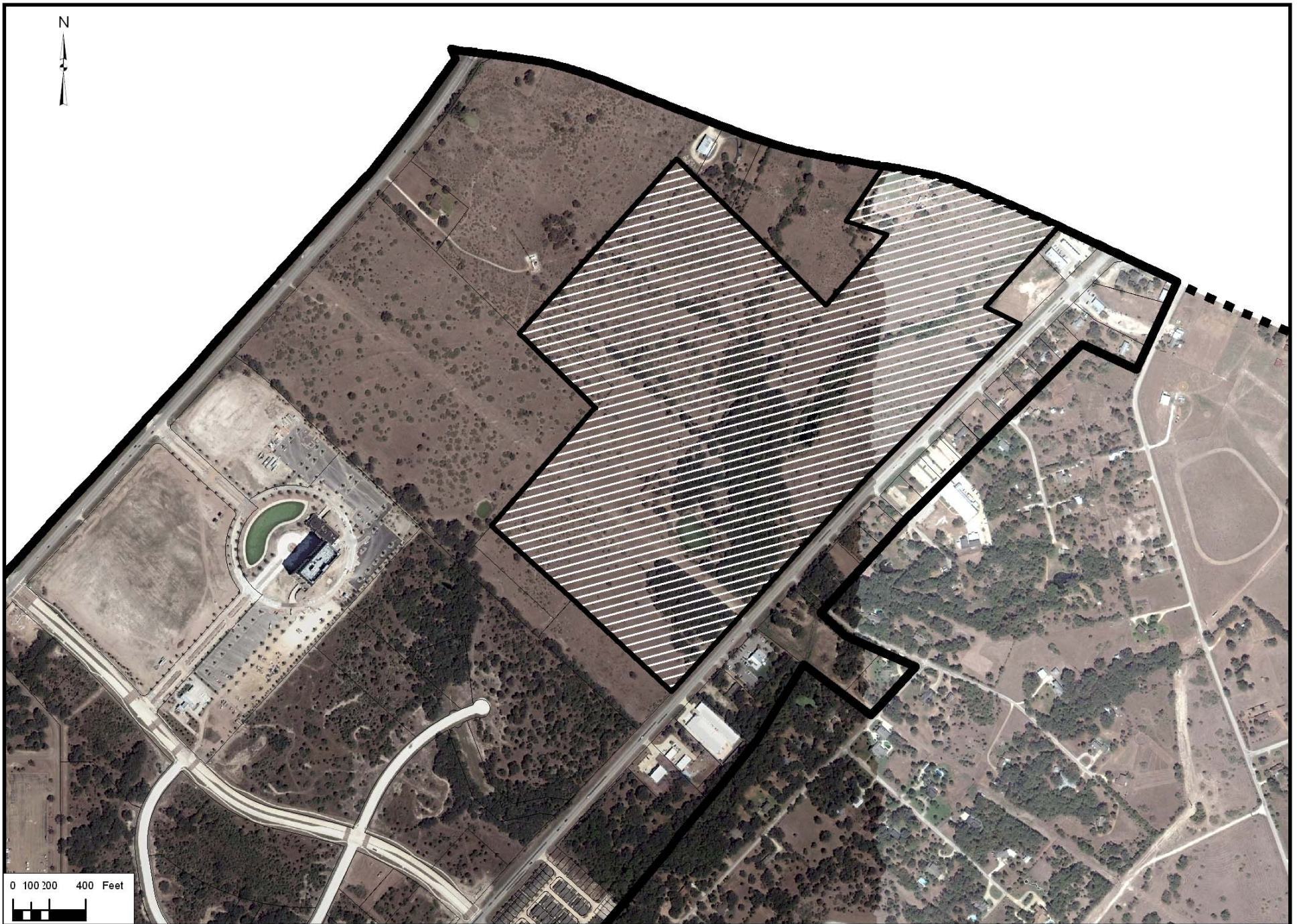
DEVELOPMENT REVIEW

SUMMIT CROSSING

Case:

07-167

DRB



0 100 200 400 Feet



DEVELOPMENT REVIEW

SUMMIT CROSSING

Case: 07-167

DRB



FOR OFFICE USE ONLY	
CASE NO.	07-167
DATE SUBMITTED	7-9-07

10:00
KW

CONCEPT PLAN REVIEW FOR PDD / P-MUD

☒ PDD ☐ P-MUD

MINIMUM SUBMITTAL REQUIREMENTS

- ☒ Application completed in full.
- ☒ \$200.00 application fee.
- ☒ Ten (10) copies of the Concept Plan in accordance with Section 3.4.D of the UDO.
- ☒ Written legal description of subject property (metes & bounds or lot & block of subdivision, whichever is applicable).
- ☒ Concept Plan Information sheet completed in full.
- ☒ Proof that the Greenways Manager has reviewed and approved your conceptual plan.
- ☒ Proof that the Parks and Recreation Advisory Board has reviewed and approved your conceptual plan.
- ☒ Pending

Date of Required Preapplication Conference: 1-31-2007

APPLICANT'S INFORMATION:

Name(s) Jim Easterly
Street Address 2110 Quail Hollow City Bryan
State TX Zip Code 77802 E-Mail Address jimeasterly@gmail.com
Phone Number 778-6775 Fax Number 776-4747

PROPERTY OWNER'S INFORMATION:

Name(s) The Summit Crossing LLC
Street Address 4002 Aspen City Bryan
State TX Zip Code 77801 E-Mail Address parviz.vessali@yahoo.com
Phone Number 764-6809 Fax Number 764-9601

This property was conveyed to owner by deed, dated 8-17-2006 and recorded in Volume 7541 Page 214 of the Brazos County Deed Records.

General Location of Property: On Harvey Road, just west of Fm 159

Address of Property: ~~1906 Fm 159~~ 4001 Harvey Rd

Legal Description: J. W. Scott League, A-49

Total Acreage: 105.834

Existing Zoning: PDD Requested Zoning: PDD

Present Use of Property: Vacant

Proposed Use of Property: Single Family Residential - High Density

CONCEPT PLAN INFORMATION

Purpose and intent of proposed development, as approved by the City Council as part of the PDD zoning: _____

This development will be a high density residential community with amenities that provide for an enhanced quality of life. This development is intended to comply with Comprehensive Plan, 30/60 Area.

List and explanation of the land uses approved by the City Council as part of the PDD zoning: The land use is high density residential with 2-unit attached dwellings on individual lots and townhomes. Additional land uses include a neighborhood park, open space and common areas with concrete paths.

What is the range of future building heights: 15' to 35'

Please provide a general statement regarding the proposed drainage: A storm sewer system will be constructed to control the drainage from the development and route it through detention ponds and then discharge at the runoff into tributaries of Cedar Creek.

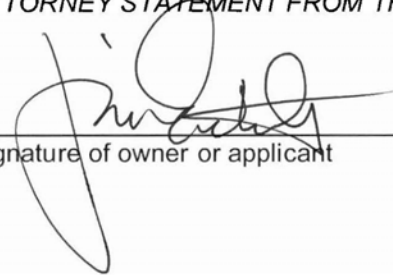
List the general bulk or dimensional variations sought: 2-unit attached dwellings on individual lots

If variations are sought, please provide a list of community benefits and / or innovative design concepts to justify the request: Open space will be located to preserve existing vegetation.

Individual ownership of each dwelling unit should enhance the aesthetics of the neighborhood due to increased landscaping and maintenance of yards and structures. The HOA will be used as an enforcement mechanism to restrict building materials, parking and architectural standards

(Please note that a "complete site plan" must be submitted to Development Services for a formal review after the "conceptual" plan has been approved by the Design Review Board prior to the issuance of a building permit – except for single-family development)

The applicant has prepared this application and supporting information and certifies that the facts stated herein and exhibits attached hereto are true and correct. IF APPLICATION IS FILED BY ANYONE OTHER THAN THE OWNER OF THE PROPERTY, APPLICATION MUST BE ACCOMPANIED BY A POWER OF ATTORNEY STATEMENT FROM THE OWNER.


Signature of owner or applicant

6 July 07
Date

**DESIGN REVIEW BOARD
STAFF REPORT**

Project Manager: Crissy Hartl, Staff Planner
Email: chartl@cstx.gov

Report Date: September 4, 2007
Meeting Date: September 14, 2007

**For
FITZWILLY'S (AW) (07-00500207)**

Zoning District: NG-1, Core Northgate

Location: 303 University Drive

Applicant: Ronald Kuehnle

Item: Presentation, possible action and discussion on a waiver to sidewalk improvements and streetscaping requirements according to Section 5.6 Northgate Building Design Standards of the Unified Development Ordinance for Fitzwilly's, located at 303 University Drive in Northgate.

Item Summary: Fitzwilly's is an existing bar located in Northgate on University Drive, just east of Boyett. The applicant has been working with the business owner to make improvements at the back of the property. According to Section 5.6.B.8 Sidewalk Standards, all proposed development, redevelopment, rehabilitation and façade projects in Northgate shall also include upgrading sidewalks to meet the current standards. Sidewalks along University Drive are required to be 12 feet wide and they must be constructed of colored brick pavers as approved in the College Station Design Standards: Northgate. The applicant is requesting a waiver to the sidewalk improvement requirement, stating that he is requesting a "reduction of the minimum sidewalk width from 12' to 6'. At least 10 additional feet of sales area (sidewalk café) will be provided between the 6' sidewalk and the building."

The UDO states that one 4" caliper street tree is required every 25' for properties along University Drive (three trees would be required in this case); however, the applicant is also requesting a waiver to this standard.

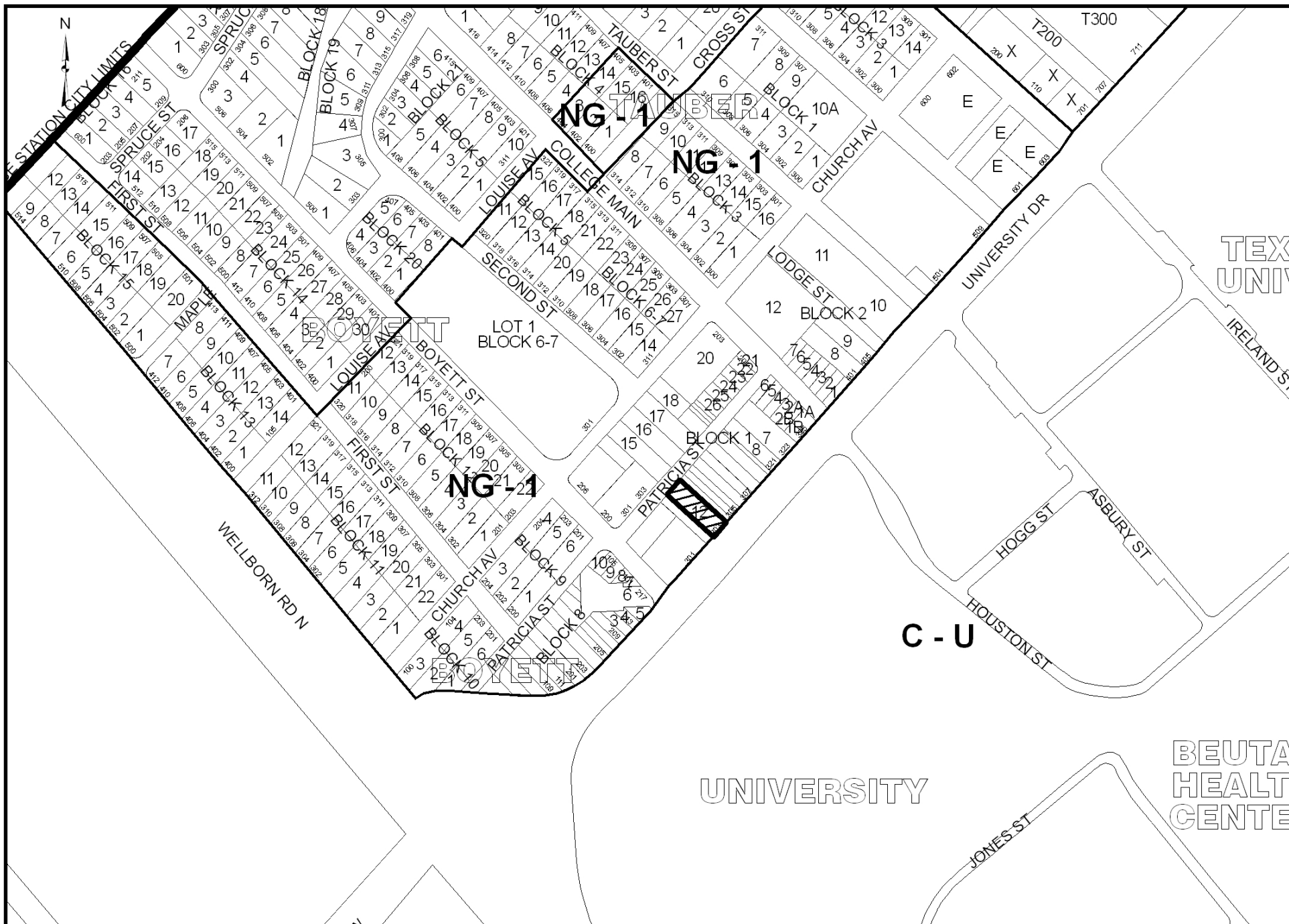
The applicant is not offering any alternatives to the requested waivers above.

Issues/Items for Review:

1. Streetscaping requirements
2. Sidewalks

Supporting Materials:

1. Location map and aerial
2. Application
3. Copy of site plan



DEVELOPMENT REVIEW

303 UNIVERSITY

Case:

07-186

DRB



DEVELOPMENT REVIEW

303 UNIVERSITY

Case: 07-186

DRB



FOR OFFICE USE ONLY	
CASE NO.:	<u>07-207</u>
DATE SUBMITTED:	<u>08-27-07</u>

9:40
KW

DESIGN REVIEW BOARD APPEALS & WAIVERS APPLICATION

MINIMUM SUBMITTAL REQUIREMENTS:	
<input checked="" type="checkbox"/>	Application Fee of \$150.00 <u>KW</u>
<input checked="" type="checkbox"/>	Application completed in full.
Additional materials may be required of the applicant such as site plans, elevation drawings, sign details and floor plans. The Zoning Official shall inform the applicant of any extra materials required.	

Date of Preapplication Conference: _____

APPLICANT/PROJECT MANAGER'S INFORMATION (Primary Contact for the Project):

Name DONALD KUEHNLE
Street Address 300 Cecilia Loop City College Station
State TX Zip Code 77845 E-Mail Address _____
Phone Number 979 575 0163 Fax Number _____

PROPERTY OWNER'S INFORMATION:

Name G.H. Boyett
Street Address 9300 Lakeside CT City College Station
State TX Zip Code 77845 E-Mail Address _____
Phone Number _____ Fax Number _____

LOCATION OF PROPERTY:

Address 303 University Drive College Station TX
Lot 11C Block 1 Subdivision _____

Description if there is no Lot, Block and Subdivision W.C. Boyett Estate Partition

Action Requested: (Circle One) NRA Requirements Northgate Waiver - Type: Sidewalk
WPC Parking Variance minimum width, street trees
Driveway Appeals Buffer Requirement Appeals requirement
Site Plan Review Criteria Other _____

Current Zoning of Subject Property: UG-1

Applicable Ordinance Section: Sub.B.8 and 5.b.B.9.a

GENERAL APPEALS/WAIVER REQUEST

The following specific variation from the ordinance is requested:

Reduction of minimum sidewalk width from 12' to 6'; at least 10 additional feet of sales area (sidewalk cafe) will be provided between the 6' sidewalk and building. Waiver of street tree requirements.

The unnecessary hardship (s) involved by meeting the provisions of the ordinance other than financial hardship is/are:

The modification of a long existing sidewalk and ~~porch~~ porch configuration when no new structure is being placed within 75' of the sidewalk/porch.

The following alternatives to the requested variance are possible:

The applicant has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true, correct and complete.

Kayle
Signature and Title

Aug 27 2007
Date